Reigate Hill, Reigate, RH2

Approximate Area = 4617 sq ft / 428.9 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1230211

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.

Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

Seymours



The Old Registry, 44 Reigate Hill, Reigate, RH2 9NG

£2,250,000 Freehold

An impressive freehold residential investment comprising six self-contained apartments, all currently let and being sold with tenants in situ. Occupying an attractive and substantial period-style building on Reigate Hill, the property combines an elegant exterior with smart contemporary accommodation. Ideally positioned for Reigate town centre and mainline station, The Old Registry represents an excellent opportunity to acquire an established investment as a whole.





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The Old Registry, 44 Reigate Hill provides an excellent opportunity to acquire a substantial freehold residential investment comprising six self-contained apartments, Flats 1–6, all currently occupied and being sold with tenants in situ. Further enhancing the investment and development potential is existing planning consent for the construction of three additional new-build apartments within the rear car park.

Occupying an attractive and imposing building with an elegant rendered façade, tall sash-style windows, bay detailing and a columned entrance, The Old Registry has considerable kerb appeal and creates an impressive first impression. The building is approached via a substantial frontage, complemented by established shrubs, clipped hedging and mature trees that provide attractive greenery around the property.

Internally, the individual apartments have been finished in a smart contemporary style, providing an appealing contrast to the more traditional character of the exterior. While the precise arrangement and accommodation vary between the six individual flats, the photographs illustrate a pleasing and consistent standard of presentation.

Externally, The Old Registry enjoys an impressive approach from Reigate Hill with a broad frontage and established landscaping complementing the architecture of the building. The precise allocation and use of parking, communal areas and other external spaces should be confirmed within the legal documentation.

The property occupies a highly convenient position on Reigate Hill, within easy reach of Reigate town centre and its excellent selection of independent shops, cafés, restaurants and everyday amenities. Reigate mainline railway station provides convenient connections for commuters, while the area is well served by road links and surrounded by attractive Surrey countryside. The town's popular Priory Park provides extensive open space and recreational facilities.

With all six apartments being sold together with the freehold and subject to the existing tenancies, The Old Registry presents an appealing opportunity to acquire an established residential investment in a prominent and convenient Reigate location.

Apartment	Accommodation	Approx. Size (sq ft)	Rent PCM	Annual Rent	EPC	Tenancy
Flat 1	2 beds, 2 baths	727	£1,700	£20,400	D	Tenant in Situ
Flat 2	1 bed, 1 bath	474	£1,315	£15,780	D	Tenant in Situ
Flat 3	2 beds, 1 bath	721	£1,600	£19,200	D	Tenant in Situ
Flat 4	1 bed, 1 bath	387	£1,300	£15,600	D	Tenant in Situ
Flat 5	3 beds, 2 baths	988	£2,000	£24,000	D	Tenant in Situ
Flat 6	2 beds, 1 bath	746	£1,700	£20,400	C	Tenant in Situ
Total	**6 Apartments**	**4,043**	**£9,615**	**£115,380**		

INVESTMENT OPPORTUNITY

The Old Registry is offered for sale as a complete freehold residential investment IN TWO LOTS. The FIRST comprising six self-contained apartments, all currently let and being sold subject to the existing tenancies. The portfolio currently produces a combined rental income of £115,380 per annum, equating to a gross yield of approximately 5% based upon the guide price. The SECOND lot comprises the car park to the rear which has the benefit of planning consent for three 850 sq ft apartments. The price quoted is for lots one and two. The Full tenancy information and supporting documentation can be made available to genuinely interested parties.

TENURE: FREEHOLD

The sale comprises the freehold interest in The Old Registry together with Flats 1, 2, 3, 4, 5 and 6, all of which are currently occupied and being sold subject to the existing tenancies











Development land with planning consent